

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
TEC EQUIPMENT 776 W MILL STREET PROJECT**

TO: Responsible and Interested
Parties – Distribution List

FROM: City of San Bernardino
Planning Division
290 North D Street
San Bernardino, CA 92401

December 21, 2021

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA guidelines, the City of San Bernardino (City) (as lead agency) has prepared a Draft Mitigated Negative Declaration (Draft MND) to evaluate the environmental effects associated with the proposed truck sales, service/repair, and parts sales dealership to be located at 776 W Mill Street, in the City of San Bernardino. The Applicant is seeking approval of Land Use Permit. In accordance with Section 15072 of the CEQA Guidelines, the City has prepared this Notice of Intent to provide responsible and interested parties with information about the Project details regarding the public comment period, document availability, and public meetings.

Project Title: TEC Equipment 776 W Mill Street
Project Applicant: TEC Equipment, Inc.

Project Description:

TEC Equipment, Inc. (Applicant) is requesting the City of San Bernardino's approval of a Land Use Permit for a proposed truck sales, service/repair, and parts sales dealership on an approximately 7-acre site containing a total of five Assessor's Parcel Numbers (0136-151-06, 09, 11, and 19 & 0136-142-02). The Project Site is located at 776 W Mill Street. The development proposed is the establishment of a truck sales and service/repair, and parts sales dealership to include a 5,950 square-foot office building, 168 12-foot by 55-foot trailer truck stalls, 21 12-foot by 30-foot truck stalls and seven passenger car parking spaces. The proposed site improvements include signage, landscaping, decorative perimeter fencing/walls, and a storm water retention basin. The improvements also include easement dedication along the northern and southern property lines. Access to the Project Site is provided by an existing 40 foot driveway on Mill Street.



California Government Code section 65962.5

The Project Site is not part of a Cortese List and is not located on a California Department of Toxic Substances list.

Project Location:

The Project Site comprises five (5) parcels on a 7.08-acre site. The Project Site is in the south-central portion of the City and located at 776 W Mill Street, in the City of San Bernardino. The Project Site is bounded by the Lytle Creek Flood Control Channel to the north and east, Mill Street and commercial uses to the south, and Interstate 215 to the west. Refer to the table below for the General Plan and zoning designations for the surrounding properties:

General Plan Land Use and Zoning Designations

Location	General Plan Designation	Zoning Designation
Project Site	C (Commercial)	CCS-1(Central City South-1)
North	PF (Public Facility/Quasi-Public)	PFC (Publicly Owned Flood Control)
South	I (Industrial); C (Commercial)	IL (Industrial Light); CCS-2 (Central City South-2)
East	PF (Public Facility/Quasi-Public)	PFC (Publicly Owned Flood Control)
West	Interstate 215	Interstate 215

Public Comment Period:

The 30-day public comment period for the Mitigated Negative Declaration begins on December 21, 2021 and closes on January 20, 2022. Please submit comments **no later than** 5:00 p.m. on January 20, 2022 to Michael Rosales, Associate Planner, at 290 North D Street San Bernardino, CA 92401 or by email at rosales_mi@sbcity.org.

Document Availability:

Copies of the Mitigated Negative Declaration and Initial Study are available for public review at the following locations:

- **City of San Bernardino Website:**
http://sbcity.org/cityhall/community_n_economic_development/planning/environmental_documents.asp
- **City of San Bernardino Planning Division – By Appointment Only**
201 North E Street, 3rd Floor
San Bernardino, CA 92401
(909) 384-5357
- **City Clerk’s Office – By Appointment Only**
201 North E Street, Bldg. A
San Bernardino, CA 92410
(909) 384-5002

The City has tentatively scheduled the Project for a Development and Environmental Review Committee (D/ERC) meeting on January 26, 2022 at 10:00 am. If you require special accommodations for either of these meetings, or have any other questions, please contact Michael Rosales at least five (5) business days prior to the meeting.